182.0	0003	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,000 / 723,000
					USE VALUE:	723,000 / 723,000
					ASSESSED:	723,000 / 723,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		SAGAMORE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAHEY ROBERT/TRUSTEE
Owner 2:	FAHEY FAMILY IRREVOCABLE TRUST
Owner 3:	
Street 1:	33 SAGAMORE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FAHEY ROBERT/TRUSTEE -
Owner 2:	FAHEY FAMILY IRREVOCABLE TRUST -
Street 1:	33 SAGAMORE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,897 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1485 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8897.000	242,200		480,800	723,000
Total Card	0.204	242,200		480,800	723,000
Total Parcel	0.204	242,200		480,800	723,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.87 | /Parcel: 486.8

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 123084

GIS Ref

GIS Ref

Insp Date 11/14/18

PREVIOUS ASSESSMENT

Parcel ID 182.0-0003-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,200	0	8,897.	480,800	723,000	723,000	Year End Roll	12/18/2019
2019	101	FV	202,300	0	8,897.	480,800	683,100	683,100	Year End Roll	1/3/2019
2018	101	FV	202,300	0	8,897.	405,300	607,600	607,600	Year End Roll	12/20/2017
2017	101	FV	202,300	0	8,897.	370,900	573,200	573,200	Year End Roll	1/3/2017
2016	101	FV	202,300	0	8,897.	316,000	518,300	518,300	Year End	1/4/2016
2015	101	FV	189,400	0	8,897.	274,800	464,200	464,200	Year End Roll	12/11/2014
2014	101	FV	189,400	0	8,897.	254,200	443,600	443,600	Year End Roll	12/16/2013
2013	101	FV	189,400	0	8,897.	241,800	431,200	431,200		12/13/2012

!14238!

PRINT

Date	Time
12/11/20	04:06:21

LAST REV

Date	Time
11/14/18	14:03:41
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14238

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAHEY ROBERT	69509-107		6/27/2017	Convenience	1	No	No		
	11981-234		4/14/1971		27,000	No	No		N

USER DEFINED

Prior Id # 1:	123084
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/1994	603	Manual	1,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	Meas/Inspect	DGM	D Mann
5/16/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	197	PATRIOT
3/24/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8897		Sq. Ft.	Site		0	70.	0.77	7									480,837						480,800	

Total AC/HA: 0.20425 | Total SF/SM: 8897 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,837 | Spl Credit | Total: 480,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00589943
Adj $ / SQ:	142.586
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329135
Depreciation:	86892
Depreciated Total:	242244

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

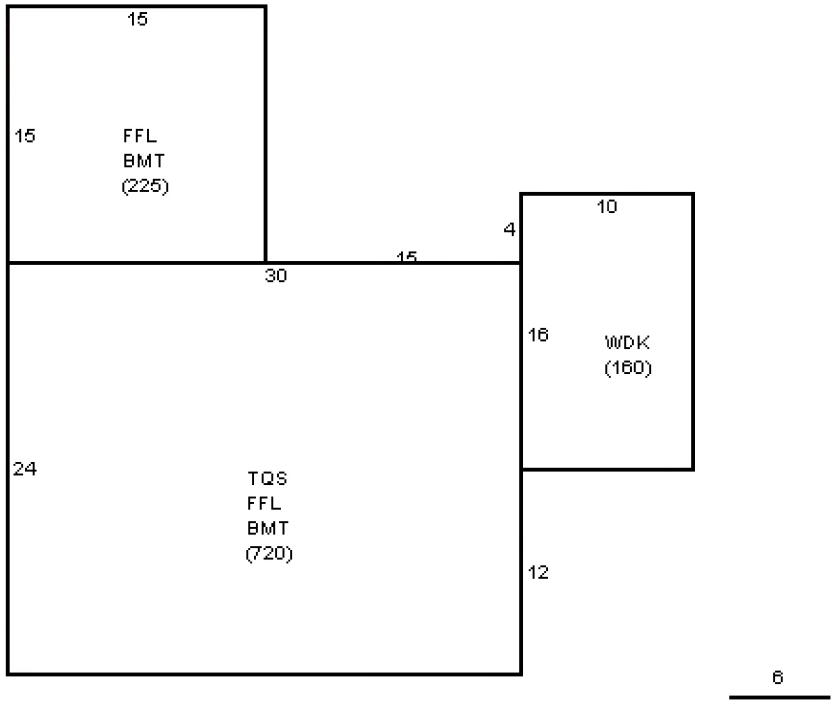
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	142.59
Special Features:	0	Val/Su Net:	93.51
Final Total:	242200	Val/Su SzAd	163.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	945	42.780	40,423
FFL	First Floor	945	142.590	134,744
TQS	3/4 Story	540	142.590	76,997
WDK	Deck	160	12.320	1,972

Net Sketched Area:	2,590			Total:	254,136
Size Ad	1485	Gross Are	2770	FinArea	1485

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 182.0-0003-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 x 14	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	